

14

MEMORANDUM

January 25, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 2/6/73

Petition No. Z-2676
Baratta Realty Trust
George J. Baratta, Trustee
Boston Clutch Works, Inc.
(Proposed purchaser)
1486 Tremont Street, Roxbury

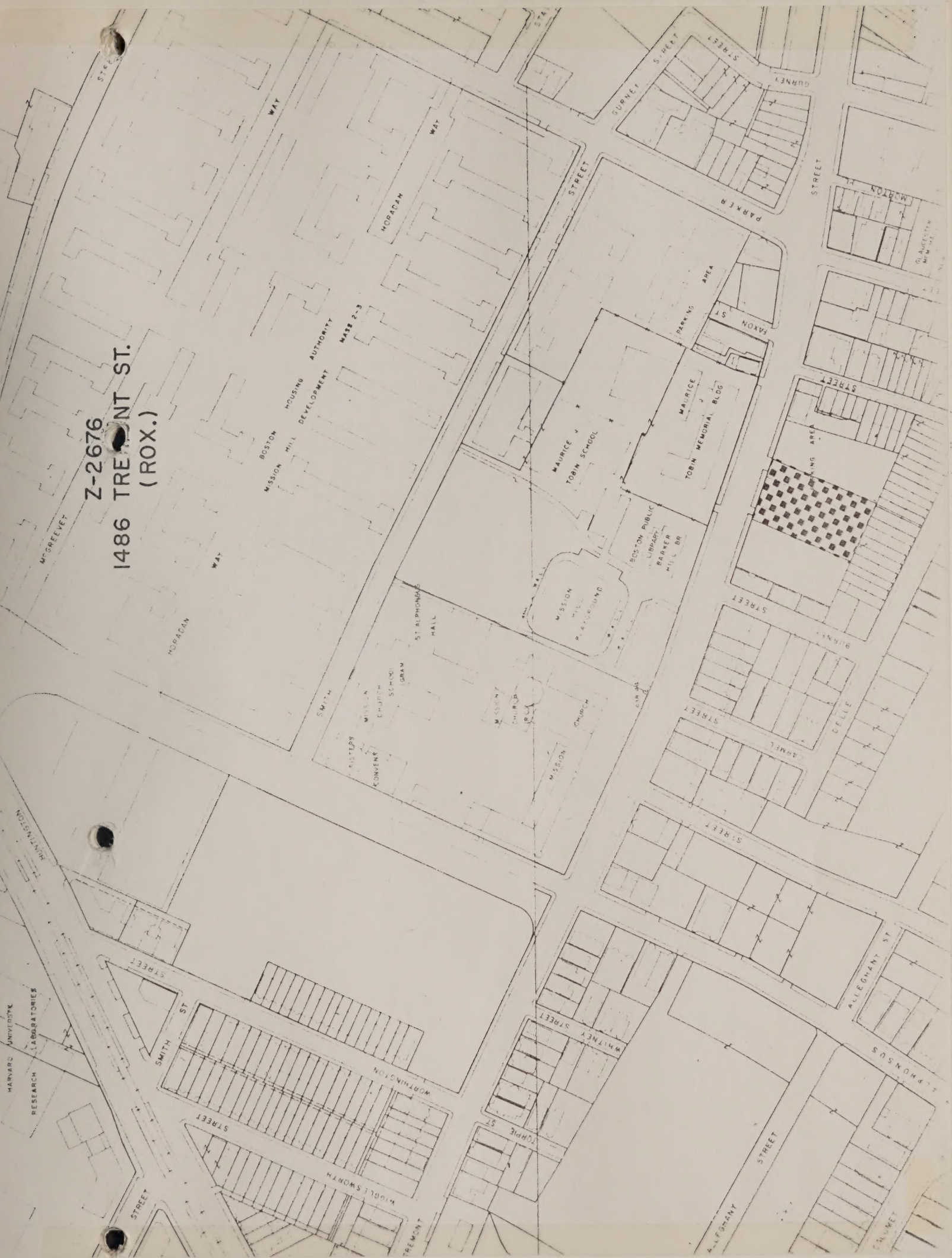
Petitioner seeks a forbidden use for a change of occupancy from a supermarket to the repair and distribution of automotive parts and accessory office in a local business (L-1) district. The proposal violates the code as follows:

Section 8-7. The repair and distribution of automotive parts is forbidden in an L-1 district.

The property, located on Tremont Street near the intersection of Burney Street, contains a one story masonry structure. Petitioner is presently located at 791 Tremont Street, South End, which is being rehabilitated for apartments and he must relocate. The proposal includes the rebuilding, reconditioning, distribution of auto parts (clutches), office and sales counter. The operation will be carried on wholly within the structure and will not produce noxious noise or pollution. No repair work is performed on vehicles. Ample off-street parking facilities are supplied. The staff recommends the following provisos: that no outdoor repair work or storage of vehicles be allowed and that the rear of the property be suitably screened by fence and/or shrubbery from Delle Avenue. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2676, brought by Baratta Realty Trust, 1486 Tremont Street, Roxbury, for a forbidden use to change occupancy from a supermarket to repair and distribution of automotive parts in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that no outdoor repair work or storage of vehicles be allowed and that the rear of the property be suitably screened by fence and/or shrubbery from Delle Avenue. Noxious noise or pollution will not be generated by the facility. Ample off-street parking is supplied.

Z-2676
1486 TREMONT ST.
(ROX.)



Board of Appeal Referrals 1/25/73

Hearing Date: 2/6/73

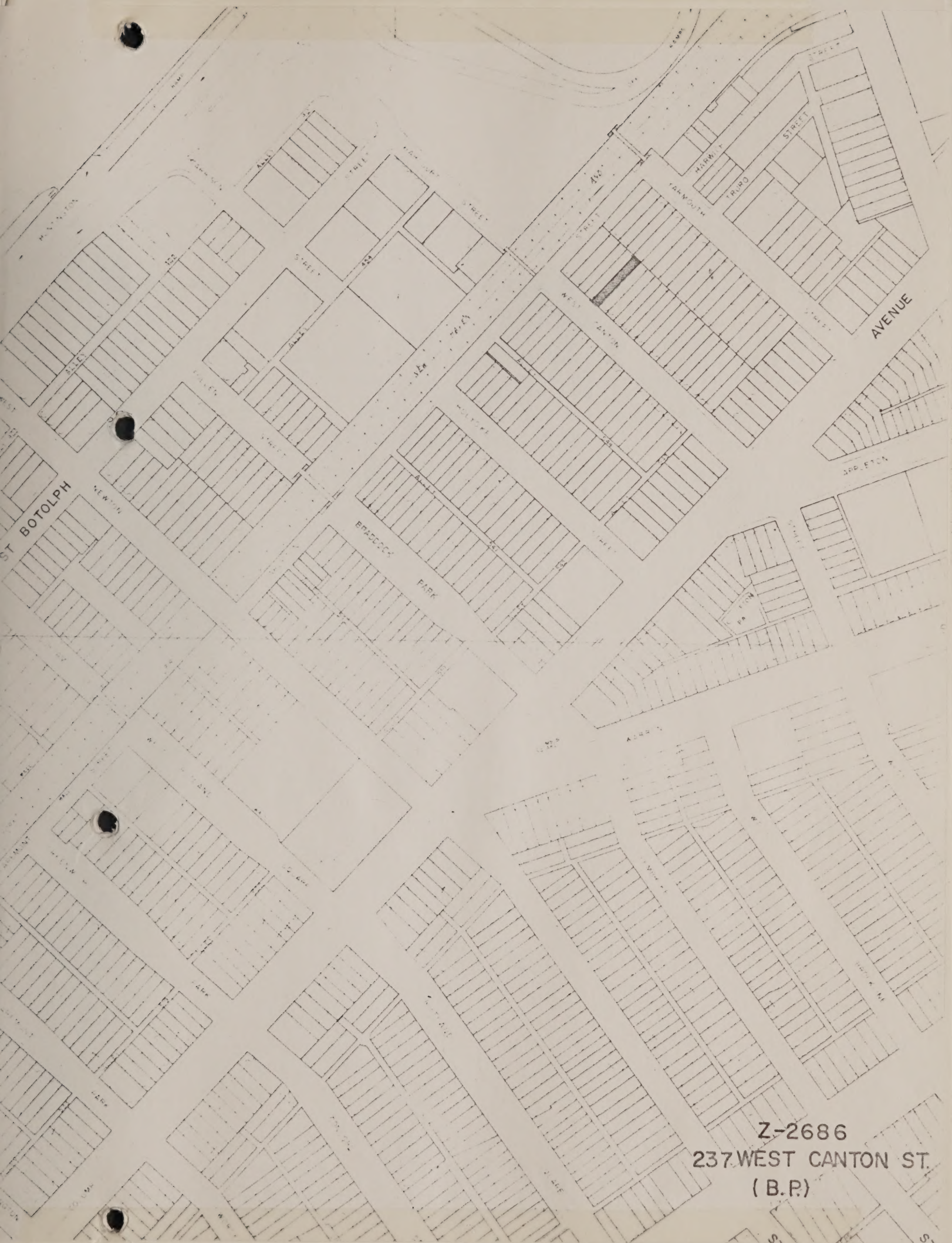
Petition No. Z-2686
Richard and Alice D'Entremont
237 West Canton Street
Boston

Petitioner seeks a variance for a change of occupancy from a lodging house to a one family dwelling and erect a one-story addition in an apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-4. Front yard is insufficient.	20 ft.	8 ft.

The property, located on West Canton Street near the intersection of Claremont Street, contains a four story masonry structure. The one family occupancy is desirable and appropriate. However, the proposed garage and sundeck addition must comply with the requirements of the Boston Building Code. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2686, brought by Richard and Alice D'Entremont, 237 West Canton Street, Boston, in the South End Urban Renewal Area, for a variance for a change of occupancy from a lodging house to a one family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that the proposed garage and sundeck addition comply with the requirements of the Boston Building Code.



Z-2686
237 WEST CANTON ST.
(B.P.)

Board of Appeal Referrals 1/25/73

Hearing Date: 2/13/73

Petition No. Z-2688
Development Corporation of America
Mass. Pike Towers, Associates
350-360 Tremont Street, Boston

Petitioner seeks a conditional use for a change of occupancy from 14 apartments and commercial space to 14 apartments, commercial space and restaurant in a general business urban renewal area (B-8-U) district. The proposal violates the code as follows:

Section 8-7. A take-out restaurant is conditional in a B-8 district.

The property, located on Tremont Street at the intersection of Shawmut Avenue, contains a three story residential - commercial structure under construction. The proposed restaurant "Pizza House" will primarily serve local residents and will not generate traffic from outside the immediate neighborhood.
Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2688, brought by Development Corporation of America, and Mass. Pike Towers Associates, 350-360 Tremont Street in the South Cove Urban Renewal Area, for a conditional use for a change of occupancy from 14 apartments and commercial space to 14 apartments, commercial space and restaurant in a general business urban renewal area (B-8-U) district, the Boston Redevelopment Authority recommends approval provided detailed plans are submitted to the Authority for design review.



Z-2688
350-360 TREMONT ST.
(B.P.)

Board of Appeal Referrals 1/25/73

Hearing Date: 2/6/73

Petition No. Z-2705
Orchardfield Realty Trust
John C. Piazza, Morton Bello
1362-1378 Dorchester Avenue,
4-10 Orchardfield Street,
5-11 Kimball Street, Dorchester

Petitioner seeks a forbidden use and eight variances to erect a two story office building in a residential (R-.8) and general business (B-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. An office building is forbidden in an R-.8 district.		
Section 10-1. Parking not allowed in required front yard.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	913 sf/du
Section 15-1. Floor area ratio is excessive.	0.8	1.3
Section 18-1. Front yard is insufficient (Dorchester Avenue)	25 ft.	0
Section 18-3. Corner traffic visibility is insufficient.		
Section 18-4. Front yard is insufficient. (Kimball Street)	21 ft.	0
Section 23-4. Off street parking is insufficient.	61 spaces	25 spaces
Section 24-1. Off street loading is insufficient.	1 bay	0

The property, located on Dorchester Avenue, Kimball and Orchardfield Streets, contains three buildings, two of which are vacant, on 21,434 square feet of land. This petition was approved with provisos by the Authority on September 7, 1972. On January 9, 1973, the Board of Appeal dismissed the petition without prejudice because the lots on Kimball and Orchardfield Streets were not identified on the original Building Department application. The staff again recommends the following provisos: that the petitioner assist in relocating the occupants at 7 Kimball Street; that additional off-street parking facilities be supplied, through purchase or lease, within walking distance of the site; that the proposed parking area at the rear of the proposed structure be suitably screened from abutting properties; that plans be submitted to the Authority for design review approval. Recommend approval with provisos.

Board of Appeal Referrals 1/25/73
Petition No. Z-2705

VOTED: That in connection with Petition No. Z-2705, brought by Orchardfield Realty Trust, John C. Piazza, and Morton Bello, 1362-1378 Dorchester Avenue, 5-11 Kimball Street and 4-10 Orchardfield Street, Dorchester, for a forbidden use and eight variances to erect a two story office building in a residential (R-.8) and general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that the petitioner assist in relocating the occupants at 7 Kimball Street; that additional off-street parking facilities be supplied, through purchase or lease, within walking distance of the site; that the proposed parking area at the rear of the proposed structure be suitably screened from abutting properties; that plans be submitted to the Authority for design review.

1362-68 DORCHESTER A.
5-11 KIMBALL ST.
4-10 ORCHARDFIELD ST.
(DOR.)

Board of Appeal Referrals 1/25/73

Petition No. Z-2712
Farrell Dock and Terminal Co.
64 Sleeper Street
South Boston

Petitioner seeks a conditional use to erect a one-story restaurant in a waterfront (W-2) district. The proposal violates the code as follows:

Section 8-7. A restaurant is conditional use in a W-2 district.

The property, located on Sleeper Street between Northern Avenue, Congress Street and Fort Point Channel, contains 43,000 square feet of land. The restaurant is an appropriate use consistent with others in the area and complies with the required conditions.
Recommend approval with design review provisos.

VOTED: That in connection with Petition No. Z-2712, brought by Farrell Dock and Terminal Company, 64 Sleeper Street, South Boston, for a conditional use to erect a one-story restaurant in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval provided all plans and specifications are submitted to the Authority for design review. The restaurant is an appropriate use consistent with others in the area and meets the required conditions under Section 7-3.

Z-2712
64 SLEEPER ST.
(S. B.)

